

**“RETAIN FOR SUBSEQUENT COUNCIL PUBLIC HEARING”**



**CITY OF EL PASO, TEXAS  
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT**

**MEMORANDUM**

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager  
Patricia D. Adauto, Deputy City Manager  
Laura Uribarri, Executive Assistant to the Mayor  
Adrian Ocegueda, Executive Assistant to the Mayor

**FROM:** Fred Lopez, Urban Planner / Zoning Coordinator

**SUBJECT:** Council Agenda Item (Ordinance)  
Introduction: November 09, 2004  
Public Hearing: November 30, 2004

**DATE:** November 01, 2004

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The following item has been scheduled for City Council action as noted above. Relevant information is attached. If you have any questions, please contact me at 541-4925.

**AN ORDINANCE CHANGING THE ZONING OF PARCEL 1A: A PORTION OF TRACT 12, SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO C-1 (COMMERCIAL); PARCEL 1B: A PORTION OF TRACT 1 AND 12, SECTION 34, AND A PORTION OF TRACT 1B, SECTION 39, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO C-1 (COMMERCIAL); PARCEL 2: A PORTION OF TRACT 1B, SECTION 39, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO C-1 (COMMERCIAL); PARCEL 3: A PORTION OF TRACT 12, SECTION 34, AND A PORTION OF TRACT 1B, SECTION 39, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM C-1 (COMMERCIAL) TO R-5 (RESIDENTIAL); PARCEL 4: A PORTION OF TRACT 1B, SECTION 39, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM C-1 (COMMERCIAL) TO R-5 (RESIDENTIAL); AND PARCEL 5: A PORTION OF TRACT 1 AND 12, SECTION 34, AND A PORTION OF TRACT 1B, SECTION 39, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO A-2 (APARTMENT). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE. APPLICANT: RANCHOS REAL VI, LTD. ZON04-00095 (DISTRICT 5)**

c: George Sarmiento, Planning Director; Rudy Valdez, Chief Urban Planner; Esther Guerrero, Planning Tech.;  
Lisa A. Elizondo, City Attorney; Theresa Cullen-Garney, Deputy City Atty.; Matt Watson, Assistant City Atty.;  
City Clerk's Office



**PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT**

**MEMORANDUM**

**DATE:** November 01, 2004

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager  
Patricia D. Adauto, Deputy City Manager  
Laura Uribarri, Executive Assistant to the Mayor  
Adrian Ocegueda, Executive Assistant to the Mayor

**FROM:** Fred Lopez, Urban Planner / Zoning Coordinator

**SUBJECT:** ZON04-00095

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The City Plan Commission (CPC), on August 19, 2004, voted **5 - 0** to recommend **APPROVAL** of rezoning the subject property as follows, concurring with Staff's recommendation.

Parcel 1A – From R-5 (Residential) to C-1 (Commercial)  
Parcel 1B – From R-5 (Residential) to C-1 (Commercial)  
Parcel 2 – From R-5 (Residential) to C-1 (Commercial)  
Parcel 3 – From C-1 (Commercial) to R-5 (Residential)  
Parcel 4 – From C-1 (Commercial) to R-5 (Residential)  
Parcel 5 – From R-5 (Residential) to A-2 (Apartment)

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There was **NO OPPOSITION** to this request.

**Attachment:** Location Map

## ***STAFF REPORT***

***Rezoning Case:*** ZON04-00095

***Property Owner(s):*** Ranchos Real VI, LTD

***Applicant(s):*** Ranchos Real VI, LTD

***Representative(s):*** Conde, Inc.

***Legal Description:*** A portion of Section 34, Block 79, Township 2, Texas and Pacific Railroad Company Surveys

***Location:*** Edgemere Boulevard and Rich Beam Boulevard

***Representative District:*** # 5

***Area:*** Parcel 1: 23.67 Acres  
Parcel 2: 9.55 Acres  
Parcel 3: 2.77 Acres  
Parcel 4: 4.66 Acres  
Parcel 5: 19.86 Acres

***Present Zoning:*** Parcel 1: R-5 (Residential)  
Parcel 2: R-5 (Residential)  
Parcel 3: C-1 (Commercial)  
Parcel 4: C-1 (Commercial)  
Parcel 5: R-5 (Residential)

***Present Use:*** Vacant

***Proposed Zoning:*** Parcel 1: C-1 (Commercial)  
Parcel 2: C-1 (Commercial)  
Parcel 3: R-5 (Residential)  
Parcel 4: R-5 (Residential)  
Parcel 5: A-2 (Apartment)

**CITY PLAN COMMISSION HEARING, August 19, 2004,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

***Proposed Use:***

Parcel 1: Retail commercial development  
Parcel 2: Retail commercial development  
Parcel 3: Residential  
Parcel 4: Residential  
Parcel 5: Apartments

***Surrounding Land Uses:***

<b>North -</b>	R-5 (Residential), S-D (Special Development) / vacant
<b>South -</b>	R-5 (Residential) / vacant
<b>East -</b>	R-5 (Residential) / vacant
<b>West-</b>	R-5 (Residential) / vacant

***Year 2025 Designation:***

**Residential** (East Planning Area)

**CITY PLAN COMMISSION HEARING, August 19, 2004,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**Zoning Case: ZON04-00095**

**General Information:**

The applicant is requesting a rezoning from R-5 (Residential) to C-1 (Commercial) for Parcels 1 and 2 in order to permit retail commercial development, a rezoning from C-1 (Commercial) to R-5 (Residential) for Parcels 3 and 4 in order to permit residential development, and a rezoning from R-5 (Residential) to A-2 (Apartment) for Parcel 5 in order to permit apartments. The entire property is 62.61 acres in size and is currently vacant. The proposed site plan shows the configuration of Parcels 1 - 5. Access is proposed via Edgemere Boulevard and Rich Beam Boulevard. There are no zoning conditions currently imposed on this property.

**Information to the Commission:**

The Planning Department has received no calls or letters in support or opposition to this application.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of the following rezoning request:

- Parcel 1: From R-5 (Residential) to C-1 (Commercial)
- Parcel 2: From R-5 (Residential) to C-1 (Commercial)
- Parcel 3: From C-1 (Commercial) to R-5 (Residential)
- Parcel 4: From C-1 (Commercial) to R-5 (Residential)
- Parcel 5: From R-5 (Residential) to A-2 (Apartment)

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development” and “provide a wide range of housing types that respond to the needs of all economic segments of the community.”

**The Year 2025 Projected General Land Use Map** for the **East** Planning Area designates this property for **Residential** land uses.

**C-1 (Commercial) zoning** for Parcels 1 and 2 permits retail commercial development and **is compatible** with adjacent development.

**R-5 (Residential) zoning** for Parcels 3 and 4 permits residential development and **is compatible** with adjacent development.

**A-2 (Apartment) zoning** for Parcel 5 permits apartments and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the C-1 (Commercial), R-5 (Residential), and A-2 (Apartment) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will retail commercial development for Parcels 1 and 2, residential development for Parcels 3 and 4, and apartments for Parcel 5 be compatible with adjacent land uses?

**Information To The Applicant:**

Building Permits and Inspections Department Notes:

No zoning comments.

Engineering Department, Development Division Notes:

See Enclosure 1.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No comments.

Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the East Planning Area designates this property for Residential land uses.
- B. C-1 (Commercial) zoning for Parcels 1 and 2 permits retail commercial development and is compatible with adjacent development.
- C. R-5 (Residential) zoning for Parcels 3 and 4 permits residential development and is compatible with adjacent development.
- D. A-2 (Apartment) zoning for Parcel 5 permits apartments and is compatible with adjacent development.

**ATTACHMENT:** Site Plan; Enclosure 1.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

**Engineering Department**  
**DEVELOPMENT DIVISION**  
**COMMENTS**

TO: **PLANNING DEPARTMENT**

DATE: **July 27, 2004**

FROM: **ENGINEERING DEPARTMENT**

ADDRESS: **Edgemere Blvd. & Rich Beam**

ATTN: **Planning Department**

PROPOSED USE: **Commercial, Residential**

**CASE NO.: ZON04-00095 PROPOSED ZONE: P1,P2 –C-1, P3, P4 –R-5, P5 –A-2**

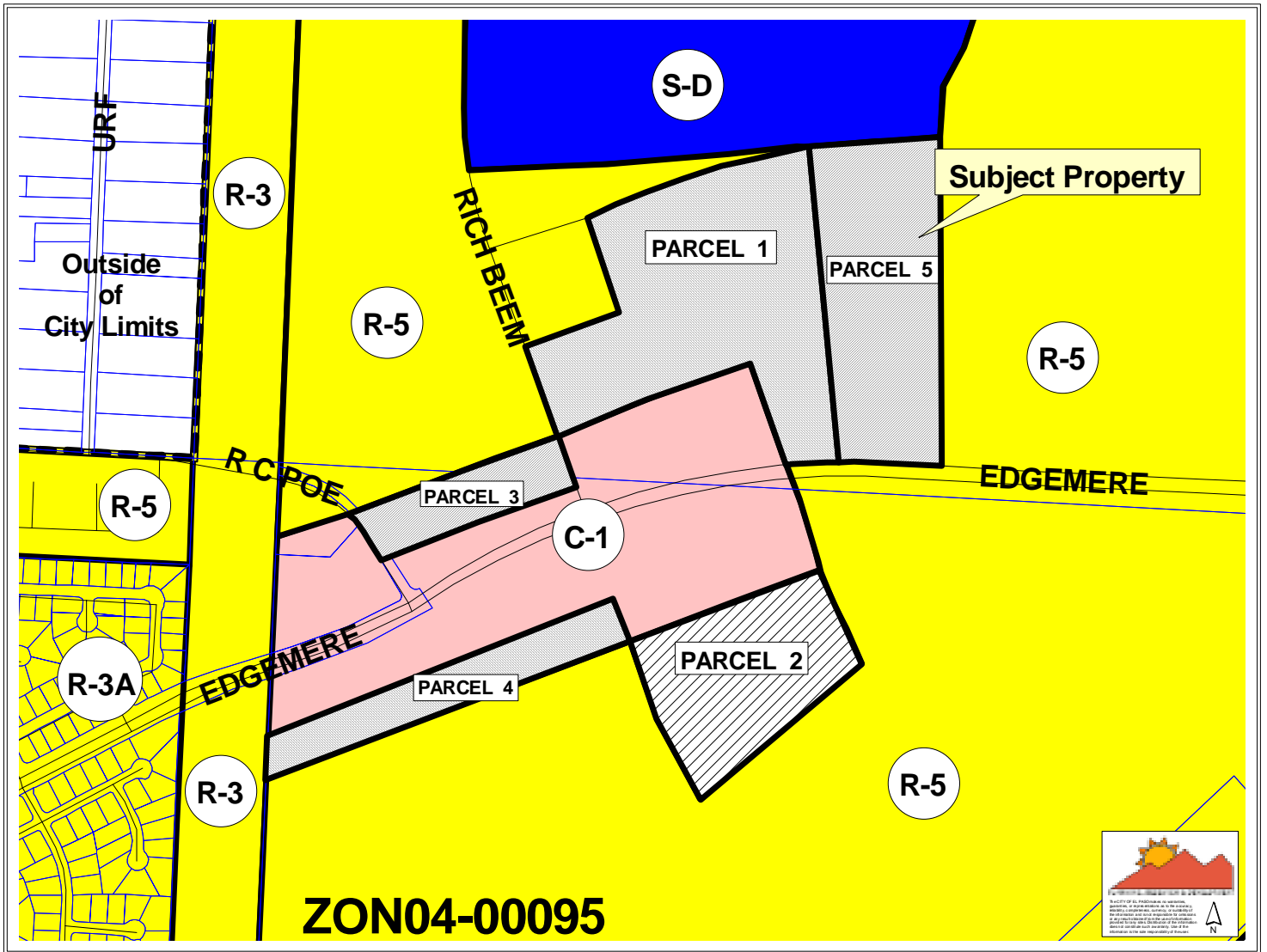
**REQUEST: Rezoning from R-5 & C-1 to R-5, C-1 & A-2**

**LEGAL DESCRIPTION: A portion of Section 34, Blk 79, Township 2, T&P RR Co Surveys.**

- ☐ 1. No comments
- ☒ 2. Must be submitted as a subdivision
- ☒ 3. Sidewalks will be required,
- ☒ 4. Grading plan and permit required.
- ☐ 5. Storm Water Pollution Prevention details required.
- ☒ 6. Storm Water Pollution Prevention plan and permit required.
- ☒ 7. Drainage plans must be approved by the City Engineer
- ☐ 8. On site ponding will be required.
- ☐ 9. Private pond is required.
- ☐ 10. No water runoff allowed unto \_\_\_\_\_.
- ☐ 11. Additional R.O.W. required.
- ☒ 12. Additional Comments: Site location is **not** located within the Special Flood Hazard Area. Zone **X**, Panel **175 B**.

Bashar Abugalyon, P. E.  
Interim Assistant City Engineer

DISTRICT: **5**







ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF PARCEL 1A: A PORTION OF TRACT 12, SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO C-1 (COMMERCIAL); PARCEL 1B: A PORTION OF TRACT 1 AND 12, SECTION 34, AND A PORTION OF TRACT 1B, SECTION 39, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO C-1 (COMMERCIAL); PARCEL 2: A PORTION OF TRACT 1B, SECTION 39, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO C-1 (COMMERCIAL); PARCEL 3: A PORTION OF TRACT 12, SECTION 34, AND A PORTION OF TRACT 1B, SECTION 39, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM C-1 (COMMERCIAL) TO R-5 (RESIDENTIAL); PARCEL 4: A PORTION OF TRACT 1B, SECTION 39, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM C-1 (COMMERCIAL) TO R-5 (RESIDENTIAL); AND PARCEL 5: A PORTION OF TRACT 1 AND 12, SECTION 34, AND A PORTION OF TRACT 1B, SECTION 39, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO A-2 (APARTMENT). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That the zoning of Parcels 1 - 5, as more particularly described by metes and bounds in the attached Exhibit "A", be changed as follows, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

**Parcel 1A – From R-5 (Residential) to C-1 (Commercial)**  
**Parcel 1B – From R-5 (Residential) to C-1 (Commercial)**  
**Parcel 2 – From R-5 (Residential) to C-1 (Commercial)**  
**Parcel 3 – From C-1 (Commercial) to R-5 (Residential)**  
**Parcel 4 – From C-1 (Commercial) to R-5 (Residential)**  
**Parcel 5 – From R-5 (Residential) to A-2 (Apartment)**

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

(signatures on the following page)

**THE CITY OF EL PASO**

\_\_\_\_\_  
Joe Wardy, Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Fred Lopez, Zoning Coordinator  
Planning, Research & Development

  
\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Matt Watson, Assistant City Attorney

Being a portion of Tract 12, Section 34, Block 79,  
Township 2, Texas and Pacific Railroad Company Surveys  
City of El Paso, El Paso County, Texas  
Prepared for: Southwest Land Development Services Inc.  
September 14, 2004  
(PARCEL 1A)

## Exhibit "A"

### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 12, Section 34, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a the centerline intersection of Edgemere Blvd. and R.C. Poe Road as shown on plat of Tierra Del Este Unit Twenty Two recorded in volume 78, page 86, Plat records of El Paso County Texas, Thence North 20°58'12" East a distance of 861.64 feet to a point for the "TRUE POINT OF BEGINNING".

Thence North 22°55'08" West a distance of 461.41 feet to a point


Thence 275.30 feet along the arc of a curve to the right whose radius is 4475.00 feet whose interior angle is 03°31'29" whose chord bears North 64°36'19" East a distance of 275.26 feet to a point on the westerly right-of-way line of Rich Beem Blvd.;

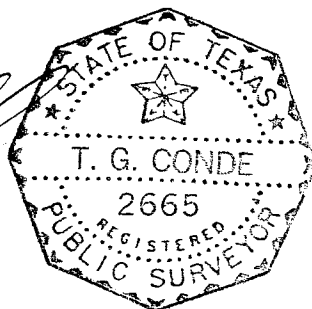
Thence along said right-of-way line South 22°55'08" East a distance of 460.04 feet to a point;

Thence leaving said right-of-way line 275.37 feet along the arc of a curve to the left whose radius is 4015.00 feet whose interior angle is 03°55'47" whose chord bears South 64°19'16" West a distance of 275.32 feet to the "TRUE POINT OF BEGINNING" and containing in all 2.907 acres of land more or less.

NOTE: Bearings based on plat of Tierra Del Este Unit Twenty Two in volume 78, page 86, Plat records of El Paso, County, Texas

Not a ground survey.

  
Tony G. Conde  
R.P.L.S. No. 2665



job #1203-72 R.C.  
LGL-06\12032.LGL

CONDE, INC.  
ENGINEERING / LAND SURVEYING / PLANNING  
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

2004-00095

Being a portion of Tract 1 and 12, Section 34, and portion  
Of Tract 1B, Section 39, Block 79, Township 2  
Texas and Pacific Railroad Company Surveys  
City of El Paso, El Paso County, Texas  
Prepared for: Southwest Land Development Services Inc.  
September 14, 2004  
(PARCEL 1B)

## METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 1 and 12, Section 34, and portion of Tract 1B, Section 39, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a the centerline intersection of Edgemere Blvd. and R.C. Poe Road as shown on plat of Tierra Del Este Unit Twenty Two recorded in volume 78, page 86, Plat records of El Paso County Texas, Thence North  $34^{\circ}13'58''$  East a distance of 1169.31 feet to a point on the easterly right-of-way line of Rich Beem Blvd. for the "TRUE POINT OF BEGINNING".

Thence continuing along said right-of-way line the following Two courses:

1. North  $22^{\circ}55'08''$  West a distance of 720.93 feet to a point
2. 21.25 feet along the arc of a curve to the right whose radius is 2445.00 feet whose interior angle is  $00^{\circ}29'53''$  whose chord bears North  $22^{\circ}40'12''$  West a distance of 21.25 to a point ;

Thence leaving said right-of-way line 39.94 feet along the arc of a curve to the right whose radius is 25.00 feet whose interior angle is  $91^{\circ}32'21''$  whose chord bears North  $23^{\circ}20'55''$  East a distance of 35.83 feet to a point on the southerly right-of-way line of Tierra Flores Drive;

Thence along said right-of-way line North  $69^{\circ}07'05''$  East a distance of 570.65 feet to a point ;

Thence North  $20^{\circ}52'55''$  West a distance of 40.00 feet to a point

Thence North  $69^{\circ}07'05''$  East a distance of 106.06 feet to a point ;

Thence 364.27 feet along the arc of a curve to the right whose radius is 1000.00 feet whose interior angle is  $20^{\circ}52'15''$  whose chord bears North  $79^{\circ}33'13''$  East a distance of 362.26 feet to a point;

Thence North  $89^{\circ}59'21''$  East a distance of 104.78 feet to a point;

Thence South  $00^{\circ}33'31''$  East a distance of 725.74 feet to a point

Thence 337.07 feet along the arc of a curve to the left whose radius is 2000.00 feet whose interior angle is  $09^{\circ}39'23''$  whose chord bears South  $05^{\circ}23'13''$  East a distance of 336.67 feet to a point;

Thence South  $10^{\circ}12'54''$  East a distance of 278.71 feet to a point

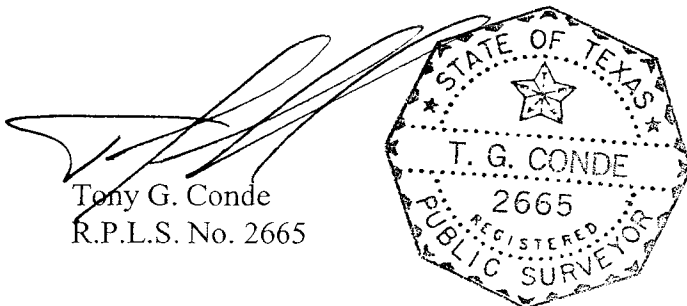
Thence 160.93 feet along the arc of a curve to the left whose radius is 3500.00 feet whose interior angle is  $02^{\circ}38'04''$  whose chord bears South  $78^{\circ}27'46''$  West a distance of 160.91 feet to a point

Thence North  $12^{\circ}50'53''$  West a distance of 515.00 feet to a point

Thence 651.03 feet along the arc of a curve to the left whose radius is 4015.00 feet whose interior angle is  $09^{\circ}17'26''$  whose chord bears South  $72^{\circ}30'04''$  West a distance of 650.32 feet to the "TRUE POINT OF BEGINNING" and containing in all 20.658 acres of land more or less.

NOTE: Bearings based on plat of Tierra Del Este Unit Twenty Two in volume 78, page 86, Plat records of El Paso, County, Texas

Not a ground survey.



job #1203-72 R.C.  
LGL-06\12032.LGL

Being a portion of Tract 1B,  
Section 39, Block 79, Township 2  
Texas and Pacific Railroad Company Surveys  
City of El Paso, El Paso County, Texas  
Prepared for: Southwest Land Development Services Inc.  
September 14, 2004  
(PARCEL 2)

#### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 1B, Section 39, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a the centerline intersection of Edgemere Blvd. and R.C. Poe Road as shown on plat of Tierra del Este Unit Twenty Two recorded in volume 78, page 86, Plat records of El Paso County Texas, Thence South  $81^{\circ}42'44''$  East a distance of 701.01 feet to a point for the "TRUE POINT OF BEGINNING".

Thence 862.20 feet along the arc of a curve to the right whose radius is 3035.00 feet whose interior angle is  $16^{\circ}16'37''$  whose chord bears North  $69^{\circ}00'22''$  East a distance of 859.30 feet to a point;

Thence South  $30^{\circ}41'20''$  East a distance of 323.75 feet to a point;

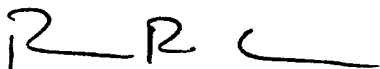
Thence South  $49^{\circ}30'07''$  West a distance of 835.00 feet to a point;

Thence 612.96 feet along the arc of a curve to the right whose radius is 2330.00 feet whose interior angle is  $15^{\circ}04'23''$  whose chord bears North  $32^{\circ}57'41''$  West a distance of 611.20 feet to the "TRUE POINT OF BEGINNING" and containing in all 9.55 acres of land more or less.

NOTE: Bearings based on plat of Tierra Del Este Unit Twenty Two in volume 78, page 86, Plat records of El Paso, County, Texas

Not a ground survey.

job #1203-72 R.C.  
LGL-06\120372.LGL



Ron R. Conde  
R.P.L.S. No. 5152

Being a portion of Tract 12, Section 34, and a portion  
of Tract 1B, Section 39, Block 79, Township 2  
Texas and Pacific Railroad Company Surveys,  
City of El Paso, El Paso County, Texas  
Prepared for: Southwest Land Development Services Inc.  
September 27, 2004  
(PARCEL 3)

### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 12, Section 34, and a portion of Tract 1B, Section 39, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a the centerline intersection of Edgemere Blvd. and R.C. Poe Road as shown on plat of Tierra del Este Unit Twenty Two recorded in volume 22, page 22, Plat records of El Paso County Texas, thence along centerline of R.C. Poe Road North  $33^{\circ}18'43''$  West a distance of 330.24 feet. Thence leaving said centerline North  $56^{\circ}41'17''$  East a distance of 32.00 feet to a point on the easterly right-of-way line of R.C. Poe Road for the "TRUE POINT OF BEGINNING".

Thence along said right-of-way line the following Two courses:

1. North  $33^{\circ}18'43''$  West a distance of 80.68 feet to a point;
2. 104.70 feet along the arc of a curve to the left whose radius is 632.00 feet whose interior angle is  $09^{\circ}29'31''$  whose chord bears North  $38^{\circ}03'28''$  West a distance of 104.58 feet to a point;

Thence leaving said right-of-way line 76.94 feet along the arc of a curve to the left whose radius is 1985.00 feet whose interior angle is  $02^{\circ}13'15''$  whose chord bears North  $54^{\circ}54'14''$  East a distance of 76.94 feet to a point;

Thence 600.05 feet along the arc of a curve to the right whose radius is 4015.00 feet whose interior angle is  $08^{\circ}33'47''$  whose chord bears North  $58^{\circ}04'29''$  East a distance of 599.50 feet to a point;

Thence South  $22^{\circ}55'08''$  East a distance of 185.66 feet to a point;

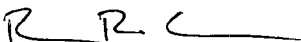
Thence 557.11 feet along the arc of a curve to the left whose radius is 3830.00 feet whose interior angle is  $08^{\circ}20'03''$  whose chord bears South  $57^{\circ}57'38''$  West a distance of 556.62 feet to a point;

Thence 77.64 feet along the arc of a curve to the right whose radius is 2170.00 feet whose interior angle is  $02^{\circ}03'00''$  whose chord bears South  $54^{\circ}49'06''$  West a distance of 77.63 feet to the "TRUE POINT OF BEGINNING" and containing in all 2.774 acres of land more or less.

NOTE: Bearings based on plat of Tierra Del Este Unit Twenty Two in volume 78, page 86, Plat records of El Paso, County, Texas

Not a ground survey

job #12037-72 R.C.  
LGL-06\120372.LGL



Ron R. Conde  
R.P.L.S. No. 5152



Being a portion of Tract 1B, Section 39, Block 79, Township 2  
Texas and Pacific Railroad Company Surveys  
City of El Paso, El Paso County, Texas  
Prepared for: Southwest Land Development Services Inc.  
September 14, 2004  
(PARCEL 4)

#### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 1B, Section 39, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a the centerline intersection of Edgemere Blvd. and R.C. Poe Road as shown on the plat of Tierra del Este Unit Twenty Two recorded in volume 78, page 86, Plat records of El Paso County Texas, Thence North  $87^{\circ}56'44''$  East a distance of 639.27 feet to a point for the "TRUE POINT OF BEGINNING".

Thence South  $22^{\circ}55'08''$  East a distance of 33.65 feet to a point;

Thence 101.91 feet along the arc of a curve to the left whose radius is 2330.00 feet whose interior angle is  $02^{\circ}30'22''$  whose chord bears South  $24^{\circ}10'19''$  East a distance of 101.90 feet to a point;

Thence 374.73 feet along the arc of a curve to the left whose radius is 3035.00 feet whose interior angle is  $07^{\circ}04'28''$  whose chord bears South  $57^{\circ}19'50''$  West a distance of 374.50 feet to a point;

Thence 875.87 feet along the arc of a curve to the right whose radius is 2965.00 feet whose interior angle is  $16^{\circ}55'31''$  whose chord bears South  $62^{\circ}15'22''$  West a distance of 872.69 feet to a point;

Thence South  $70^{\circ}43'07''$  West a distance of 282.89 feet to a point on the easterly right-of-way line of a 400 feet El Paso Electric Company R.O.W.;

Thence along said right-of-way line North  $00^{\circ}32'46''$  West a distance of 142.55 feet to a point;

Thence leaving said right-of-way line North  $70^{\circ}43'07''$  East a distance of 237.11 feet to a point;

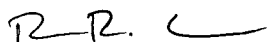
Thence 835.99 feet along the arc of a curve to the left whose radius is 2830.00 feet whose interior angle is  $16^{\circ}55'31''$  whose chord bears North  $62^{\circ}15'22''$  East a distance of 832.96 feet to a point;

Thence 403.86 feet along the arc of a curve to the right whose radius is 3170.00 feet whose interior angle is  $07^{\circ}17'58''$  whose chord bears North  $57^{\circ}26'35''$  East a distance of 403.58 feet to the "TRUE POINT OF BEGINNING" and containing in all 4.663 acres of land more or less.

NOTE: Bearings based on plat of Tierra Del Este Unit Twenty Two in volume 78, page 86, Plat records of El Paso, County, Texas

Not a ground survey.

job #1203-72 R.C.  
LGL-06\120372.LGL



Ron R. Conde  
R.P.L.S. No. 5152

Being a portion of Tract 1 and 12, Section 34, and portion  
Of Tract 1B, Section 39, Block 79, Township 2  
Texas and Pacific Railroad Company Surveys  
City of El Paso, El Paso County, Texas  
Prepared for: Southwest Land Development Services Inc.  
September 14, 2004  
(PARCEL 5)

#### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 1 and 12, Section 34, and portion of Tract 1B, Section 39, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a point on the centerline intersection of Edgemere Blvd. and R.C. Poe Road as shown on plat of Tierra Del Este Unit Twenty Two recorded in volume 78, page 86, Plat records of El Paso County Texas, Thence North  $65^{\circ}56'01''$  East a distance of 1697.79 feet to a point for the "TRUE POINT OF BEGINNING".

Thence North  $10^{\circ}12'54''$  West a distance of 278.71 feet to a point

Thence 337.07 feet along the arc of a curve to the right whose radius is 2000.00 feet whose interior angle is  $09^{\circ}39'23''$  whose chord bears North  $05^{\circ}23'13''$  West a distance of 336.67 feet to a point;

Thence North  $00^{\circ}33'31''$  West a distance of 725.74 feet to a point

Thence North  $89^{\circ}59'21''$  East a distance of 683.46 feet to a point;

Thence South  $00^{\circ}00'39''$  East a distance of 1279.87 feet to a point

Thence 598.90 feet along the arc of a curve to the left whose radius is 3500.00 feet whose interior angle is  $09^{\circ}48'15''$  whose chord bears South  $84^{\circ}40'55''$  West a distance of 598.17 feet to the "TRUE POINT OF BEGINNING" and containing in all 19.86 acres of land more or less.

NOTE: Bearings based on plat of Tierra Del Este Unit Twenty Two in volume 78, page 86, Plat records of El Paso, County, Texas

Not a ground survey.



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